

**General Plan 2020  
Interest Group Meeting Minutes  
May 21, 2001  
*Revised June 4, 2001***

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**Interest Group:**

Al Stehly	Farm Bureau
Alexandra Elias	American Planning Association
Bonnie Gendron	Back Country Coalition
Dan Silver	Endangered Habitats League
Diane Coombs	Citizen Coordinate for Century 3
Eric Bowlby	Sierra Club
Gary Piro	Save Our Land Values
Greg Lambron	Helix Land Company
Jim Whalen	Alliance for Habitat Conservation
Karen Messer	Buena Vista Audubon Society
Matt Adams	Building Industry Association
Michael Johnson	American Institute of Architects
Phil Pryde	San Diego Audubon
Terry Barker	American Society of Landscape Architects

**Public at Large:**

Barbara Lind	WE*CAN
Brent McDonald	Caltrans
Chris Anderson	Ramona Chamber of Commerce
David Shibley	
Devore Smith	Sierra
Florence Sloane	SDCSD
Jeanne Pagett	
Jerry McLees	Sweetwater Authority
Michael Thomitz	Merit
Patsy Fritz	VCERAC
Rich Cantillgry	Sierra Club
Ruth Potter	LWVSDCO

**County:**

Karen Scarborough (DPLU, group facilitator)  
Gary L. Pryor (DPLU)  
Ivan Holler (DPLU)  
LeAnn Carmichael (DPLU)  
Aaron Barling (DPLU)  
Michelle Yip (DPLU)  
Tom Harron (County Counsel)

## **Agenda Item II: Public Comments –**

- David Shibley – Noticed that the County Water Authority (CWA) line has been referenced at prior meetings for demarcation and suggested that a map identifying the CWA line be brought for the group. The map was available at this meeting. Asked whether the 600 projects was the norm to have in the pipeline all the time and if that is over the norm, realizing that a lot of these are small projects, do we have more in the pipeline because of the fear of 2020. He also commented on the lack of the use of the word upzoning. Feels that upzoning should be used as a mechanism in addition to transfer of development rights (TDRs). Believes that by transferring density to the back country, traffic may slow down, and by selling it off and making affordable land for farming and with clustering, it would free up space at no cost to the government and private sector. Does not agree that there has to be a balance between land and employment.
- Peng Tan – Suggests setting a limit on downzoning. Believes that because there is no limit, it will put landowners in bankruptcy. Proposed that those interested in subdividing pay \$10,000 to an environmental fund to be distributed to those who can then select the land they wish to preserve for a corridor or natural wildlife, etc. Believes that landowners will find the \$10,000 fee to be insignificant.
- Patsy Fritz – Pleased to hear terminology upzoning and downzoning. Valley Center Economic Revitalization Advisory Committee (VCERAC) has looked at mixed use within or adjacent to the country towns. They feel that there should be an area that could be developed with commercial and industrial job sites and with higher density housing so people can walk to work and keep commuters off freeways. Concerned that this is going to result in a number of people becoming millionaires because their land is going to be rapidly upzoned and a number of back country people getting critically downzoned. Does not believe that any land should be upzoned for future density increase. Believes that there should be an overlay showing the upzone and if the property owner decides to go for the upzone in the overlay, it triggers some requirements. When the upzone is triggered, it should trigger an appraisal – 50% of the difference between the appraised land at its triggered upzone, what its worth as raw land with the new higher zoning on it versus what it is worth if it keeps its existing zoning. Fifty percent of that value should go into a Community Development Fund to be given to schools, environmental purchases, park and rides, child care, or clinic facilities. Does not believe that it is necessary to downzone anyone.

## **Agenda Item III: Logistics –**

- a) Board of Supervisors Hearing
  - The revised Board letter was made available – item #10. K. Scarborough was asked to sit in at the Board hearing on Wednesday, May 23 to represent the Interest Group. She will then be presenting to the Board the status of the group's discussions which include the eight items that first started out as a smart growth proposal and is now being sent as a set of principles. The original concepts are also in the Board letter. They are there because the group's concepts A, B and C had a hold on the last section so they were not technically finalized. P. Pryde had stated that the group would like to make sure that the Board gets their version of A, B and C to ensure that the Board sees what their current thinking is. Since the Board letter has already gone out, K.. Scarborough will be presenting concept D as part of A, B, and C so that the Board can see the four alternatives. The flow of the meeting will start out with K. Scarborough telling the Board about how the group has increased the meetings to every other week and has met seven times since the group has first started, then go into the eight guiding principles that encapsulate where the group is today, and then launch into the A, B, C, D and the current status of them.

- K. Messer pointed out that she would like to ensure that staff receives the current A, B, C, D by the end of the day.
- J. Whalen asked for a phone number in which he could listen to the hearing. It was mentioned that the Board hearing can be seen live on the County's website ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)), as well as on the County Television Network (CTN). G. Piro had mentioned the phone number that the Board can be heard from: 858-694-3440. K. Scarborough stated that it would be very appropriate for members of the group to come to the hearing and speak.

b) Project Schedule & Next Steps

- There had been some trepidation at the last Board letter stating that there was going to be reduced input. The project schedule is ongoing but that does not mean that there will be an inability to have input into that and to continue to contribute. Today, the group will hopefully wrap up the discussion on the bulk of the criteria. Then June 4, since A. Stehly wants to be there, the group will be talking about rural open space. TDRs were touched upon today and hopefully will be able to obtain a full-on and potentially an outside professional to talk about TDRs and mechanisms. There are plenty of next steps and it is to K. Scarborough's understanding that the group's contribution are completely appropriate to engage in the ongoing process that has begun.
- E. Bowlby had a question regarding what the Zoning Ordinance *changes* are that is stated in the Board letter on page 4, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence. G. Pryor stated that he could not say what those changes are until we obtain a "land use distribution and all the policies" from this group because part of what we need is to have this group give us the direction for how we are to distribute population, what densities and what other criteria you may and may not want to look at in terms of environmental protection standards and those type of things necessary in terms of updating the Zoning Ordinance. We do know that the Community Plans consist of general plan, zoning ordinance, design standards and everything else and needs to be separated into their appropriate box in order to make them consistent. Since we will be doing only enough to make sure we are consistent with the overall goals and policies that come out of the general plan process, the first phase will be to ensure that a zoning ordinance implements the general plan, then we will go into the General Plan in detail and modify the zoning and tailor it into each community.

c) Minutes

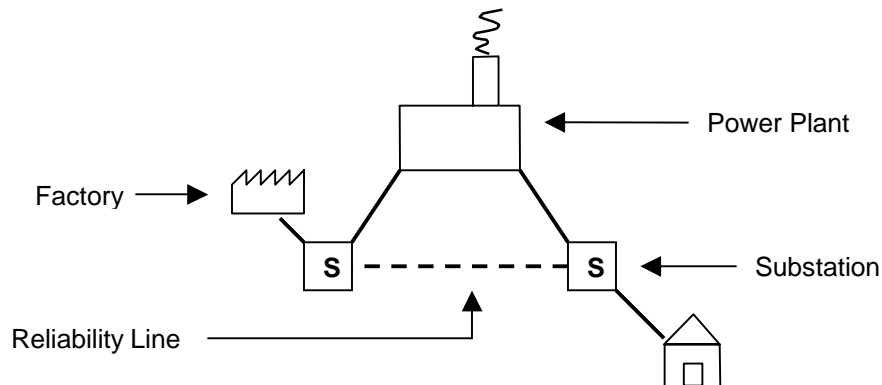
- D. Silver had noted that the word *agriculture* on page 4, under the heading *Concept B*, 5<sup>th</sup> bullet (empty circle), was not transported to the concept sheet, but the minutes were correct.
- D. Silver had noted that though the text is basically correct in its clustering discussion on the concept graphic, the summary at the top is not and is reflective of the old concept B and feels that the statement needs to be revised. K. Messer feels that this would require a great deal of word-smithing and stated that it would probably be more constructive at this point to strike everything and just call it concept A, B, and C.
- D. Coombs was concerned over the statement that the group was going to get rid of any mention of *corridors* in concept C and talk about nodes only. The heading under Concept C in the concepts graphic states "...and in proximity to transportation corridors." K. Scarborough realized that with the suggested strikeout of these headings, (note the above bullet) it would take care of this matter. K. Scarborough reaffirmed the suggestion to strike the lead in verbage after the word *concept*, the sentence by-line and the title on all three of the concepts on the concepts graphic sheet.
- G. Piro had stated that he did not recall having a full discussion on concept C. K. Scarborough replied that there was a motion.
- G. Piro was concerned that at the bottom of concept C, it says that it is not an *overlay* but a *concept*. Feels that this also needs to go to A and B because it is conceptual and had requested from the group that it be added to A and B. P. Pryde responded that there was

no objection but that A and B have never been referred to as an overlay. A. Barling had commented that the reason for this was that the name had changed from *Transportation Overlay* to *Transportation Concept* at the last meeting. It was noted that these were stricken anyway K. Scarborough had mentioned for the record that these were all to be called *concepts*.

- E. Bowlby had noted that on page 2, under the heading *Interest Group Meeting Minutes, 4/23/01, 2<sup>nd</sup> bullet*, K. Messer had also pointed out that the guiding principles discussion had an error in it but somehow *implementation through TDRs and PDRs* were inserted. Request to have the minutes reflect that. K. Messer responded that she did not feel strongly about that if it were corrected.
- K. Messer had stated that she could give the exact language to A. Barling on page 3, under the heading *Concepts*, under *Concept A, 4<sup>th</sup> bullet*, empty bullet.

#### **Agenda Item VII: Sempra Energy Presentation –**

- K. Scarborough was told that the presentation would only take seven minutes and so it was moved forward in order to have it removed from the agenda. J. Whalen introduced the presenters as he had requested the presentation. Don Rose, Head of Land Planning and Natural Resources, led the presentation which he called “Electricity 101”, a very primitive, rudimentary electrical system.



Plants send transmission lines to the substation, the substation sends distribution lines to the customer. If there is a break in that line, it can be resolved by building a reliability line between substations so we are building a lot of lines for reliability. The physical elements, power plants, transmission lines, substations, gas pipelines, regulator stations and compressor stations, all occupy space on earth and are exclusively regulated by the PEC. Sempra is offering the opportunity to work with them on siting policies and active locations so that in the future when it becomes time to build this reliability line or new substation, we will have within our general plan the kinds of policies that will eliminate land use conflicts. The best area is where the electrical center is, not the geographical center, where you can minimize the numbers and miles of lines. There is about 5,000 miles of transmission lines and there is going to be more as the area grows, and more substations and distribution lines. If the County is interested in having a strong say so of where these are going to be in the future, now is the time to do it. It is understood that the General Plan schedule is very short and does not allow for something comprehensive but at least we can start writing the siting policies. When citing these facilities, you are not looking for the most ideal but rather the least objectionable. Sempra is offering the opportunity to work with staff to come up with siting policies that can be agreed upon, relocation policies, and when the General Plan is developed, we can start identifying load centers on the General Plan.

- **Motion:** J. Whalen made a motion that the Interest Group suggests that the County staff be given an opportunity to work with Sempra on siting and developing an energy element for the General Plan. P. Pryde pointed out and was agreed upon that transmission lines are going to get more

opposition than substations would. It was noted that M. Adams seconded the motion. G. Piro asked if Semptra was able to operate a power plant facility with limited road access outside of the water authority line where the land is cheaper and there is available water to cool them. D. Rose replied that some plants are air cooled but not the larger facilities. E. Bowlby asked how much of the lines could be underground. D. Rose responded that the Subdivision Map Act says distribution lines will be underground. There are some exceptions, such as 40 acre lots. They will not be underground in the rural areas. Heat becomes an issue when it is underground as it cuts into the life of the line. K. Messer would like to endorse this in that it gives us a tool for planning a transmission line and their habitat impacts. There were no objections to the motion.

#### **Agenda Item IV: Criteria “D” Discussion/Action –**

- P. Pryde was asked to resume the discussion on the concepts. The concept here was that there was a feeling that neither concept A or B was ideally suited for the back country area, in this context, is the area behind the CWA line and that we needed something more directly related to that area beyond water service. This concept has only two concepts – a village core, which can be called either development limit line, or staff can come up with a general plan category called village core. Outside that core would be land use designations that would reflect the current use of the land out there. The goals would be similar to what staff has had all along for goals. P. Pryde has suggested some zoning densities and had wanted to announce that he had checked a few specific communities to see the existing parcelization before he came up with these. Descanso was one example and was of course mixed with ½ acre lots around the town center and 1, 2, and 4 acre lots scattered around. The idea is to retain a general rural character which does not mean that there needs to be a stop in building but rather 20 years from now, we would like Descanso to look like what it does today. Does not see a reason why we cannot continue this so that becomes the goal of this. Concept D might be the only one that recognizes the CWA line. P. Pryde realized that there are at least two communities where that would be difficult, Julian and Borrego Springs.
- M. Johnson was concerned with the *existing number of traffic lanes on county-maintained roads will be retained*. Wants to know how we are addressing this, looking at 94 specifically going to Jamul, the casino lands become a real issue. Uncomfortable with the fact that when you have land where there is no recourse to deal with the deterioration due to the cars on the road.
- **Motion:** P. Pryde moves that concept D be adopted by the group as one of their primary planning concepts and if the motion carries that staff would convey it to the Board with the expectation of modifications throughout the discussion. K. Messer seconded the motion.
- E. Bowlby feels that this concept will really meet the goals and policies that has been established over the past couple of years and will protect the rural resources. Would like to see the addition of the word “resources” to the 1<sup>st</sup> bullet under *Rural Lands Outside Village Cores* so that it states “*Here the goal is to retain a rural resources, appearance....*” Thinks that if there is development and casinos outside of the CWA line, there are hopefully other ways to accommodate traffic rather than widening roads as it is extremely expensive and detrimental.
- M. Adams was concerned with the sense that the County will not grow beyond the CWA line. Believes that this goes beyond what the group was trying to establish which was the flexibility within the unincorporated area. This concept shows a development limit line that is very specific with parcel sizes between 80 and 160 acres, no existing lots less than 10 acres will be included, and only commercial uses. Stated that he cannot support this. P. Pryde response was that it is not very restrictive, the commercial reflects what they have and is certainly not closing off development. Looking at the population sheet, most of those areas have large population expectations so this is by no means, shutting down development in the back country.
- E. Larson was concerned about the exceptions of Julian and Borrego because we have a number of exceptions that we may be excluding.
- P. Pryde gave an explanation of the CWA line and the water districts. The heavy line on the map (CWA line) is the limit of what the water service calls their will-serve area. The colored areas are the water districts. The water service has already said that they will not serve all areas within the

existing water districts. The water authority is a wholesaler that sells it to the local districts and you have to be a member of a water district eligible for imported water. Julian, Borrego and those areas not part of the CWA are not eligible for the purchase of water. Bear in mind that the water authority is not insistent upon moving that line eastward because that would require pumps at high energy costs.

- G. Piro stated that he liked the concept in those areas [Julian and Borrego] with no lane widening. He added that not building roads is not going to cause greater urbanization. A suggestion or better approach, since these are conventional country towns, by reading the language of the country town, it finds limits to size and the density of the buildout of the country towns. Rather than get into lot size, need to talk about overall densities, meaning where the buildouts are in the country town areas. P. Pryde corrected this statement to population rather than density. P. Pryde commented that this would be fine within the boundary, however, one would have to know where the boundary is. G. Piro replied with when you are at 160 acre minimum parcel size in an area that may be only 400 acres in size, it would “gobble up” your ability to implement the requirements so you are better off talking about the densities of these country towns. Added that he agreed with the road issue – we don’t need the four lanes out there.
- K. Messer generally remarked that this is what we are trying to do. Feels that we are going to fail if we do not do something like this in the east county. Agrees with G. Piro that roads are kind of a bottom line here – if you build a road, then historically you will get houses out there so we need to find some solution which could include transit to casinos. We do not want every little development center to grow to something that transit would address – it is very expensive, the County cannot afford it. We do not want them far out, we want them in and we can address some of that with this.
- D. Silver wanted to stress to M. Adams that this becomes a distribution question – we are dealing with the 660,000 number. Feels that it is important to say to the public that we are going to keep some areas the same so it can be absorbed easier and quicker. The other concepts have design standards – maybe that needs to be added. Question regarding the 4.3 du/ac – is there a potential for clustering or are we keeping things the way they are. P. Pryde replied that he supports clustering. It may be good or bad in keeping a rural atmosphere so he is leaving it up to the planning staff.
- J. Whalen stated that he did not have a huge problem with the idea since the group’s intent was to motivate people to not build in the back country but also, to not take their land either. Does not have a problem with densities higher than 4.3 du/ac as long as they stay within the boundary of the village area and is enough for economic redevelopment – would like this number to be looked at. Stated that he was not “married” to the existing patterns within the village core. Feels that it would be counter-productive to start talking about changing parcel sizes, but only in the context that we are agreeing to do all these things, starting with defining an area that we do not want to build in and we will be providing the tools so that it is financially surviveable to not do that. As far as *publicly voted concurrence of the local Planning Group* (1<sup>st</sup> bullet), feels that Planning Groups should not be given anymore discretion than they already have because they are not held accountable the same way elected officials are. Agrees with M. Adams on what he was saying. P. Pryde replied that the group is not advocating changing any zones and that it only applies to new subdivisions.
- A. Elias stated that this concept appears to be a lot more specific than the others. Thinks generally, that the group needs to get away from talking about parcel size and clustering and should rather encourage discussion about density and larger goals.
- M. Adams agrees with A. Elias in the specificity of this concept and did not think that we were at this stage yet and feels that we may be getting ahead of ourselves. As far as the *concurrence of the local Planning Group*, they can only make recommendations so by law it cannot be in the concept. P. Pryde commented that concepts A and B also contain specificity.
- T. Barker asked if it was appropriate to apply this to the west side of that line.
- M. Johnson feels that we need to eliminate the title description to stay consistent. Does not agree with the CWA line because there are other unique communities, such as Jamul, that does not fit into these categories. Point is that it should not exclude and suggests that it [title description] be taken out. Concerned about roads and the lack of requirements that casino

groups have to abide by. Language – “CEQA will determine the requirements to retain the existing or upgrade County maintained roads to meet new density requirements based on independent traffic studies.” P. Pryde stated that he never intended for 94 not to be widened but these areas are all west of the line.

❖ **Clarification made at the June 4, 2001 Interest Group meeting:** A. Rolfe had stated that P. Pryde had wanted to insert the following into his statement - “he never intended for 94 west of Jamul not to be widened but these areas are all west of the County Water Authority line.”

- D. Silver feels that the concept of maintaining the historic character is a good one. Stressed that making this work will depend upon the group in redistributing the population numbers and that is going to be the key factor.
- E. Larson commented that Indian lands may be industrial based as well tourist based and so we need the flexibility.
- E. Bowlby feels that the title description under Concept D pertains to what the group has been discussing today and the other language [concepts A, B, C] does not so it should stay because the group is talking about protecting the resources in the back country.
- K. Messer proposed that that the group strikes the line *...location of this line may be altered by publicly voted concurrence....* In order to address the idea east-west, trying to move the population west for infrastructure, rezones, etc. so we need to retain the language that pertains here and add “preferentially directed to areas east of the CWA line”. P. Pryde added “primarily” at the beginning of the sentence and “suitable areas”. K. Messer pointed out that the “primarily east” gives the direction that we are looking for – its says the back country should be treated differently than the country areas closer to the urban areas.
- M. Johnson feels that the language should be less specific in crafting the issue on “suitable”. Concerned about the restrictions that this would incur.
- D. Silver stated that “suitable” was too vague. K. Messer amended it to “suitable historic village or rural character”. Group chose to delete the word “village” – “Primarily areas east of CWA service line, and other areas of suitable historic rural character.”
- B. Gendron feels that there can be a solution without widening the roads – transit such as shuttles is an example.
- M. Adams asked what is meant by *Permitted development of any type will be resource-based*. P. Pryde responded with that capabilities, percolation tests, slope, sensitive habitat and so forth are taken into account. He had also stated that clustering is something that happens after density has been established.
- M. Adams had an amendment – since we are trying to get people to go farther west, any area that would be identified as this concept would be automatically identified as a transfer of development or TDR. D. Coombs feels that we need to have a discussion on TDRs before we talk about the language.
- D. Coombs also felt that some language under concept B may resolve some of the concerns of the group – *densities and dimension and design standards*.
- J. Whalen stated that he would like to keep this concept somewhat open and unfinished today. P. Pryde responded that he would very much want something to go to the Board on Wednesday even if it stated that it was in progress. D. Silver mentioned that a possible “hold” could be placed on the concept to resolve this matter.
- A. Elias amended the 4<sup>th</sup> bullet under *Village Core* – rather than talking about MUPs, change to “may be allowed”. Change to 5<sup>th</sup> bullet – strike sentence and replace with “Restricted expansion of roads.”
- G. Piro recommended to pull off the 2<sup>nd</sup> and 3<sup>rd</sup> bullet for now because of the minimum parcel size stated. P. Pryde recommended to delete the 2<sup>nd</sup> bullet and place a “hold” on the 3<sup>rd</sup> bullet.
- D. Silver recommended putting in the “use of PDRs and TDRs” with a “hold”. Also recommended changing *parcel size* to “density” in 2<sup>nd</sup> bullet under *Rural Lands Outside Village Cores*.
- E. Larson feels that “agriculture” needs a placeholder in concept D. K. Scarborough recommended *Here the goal is to retain resources*, “agriculture”, ... (1<sup>st</sup> bullet under *Rural Lands Outside Village Cores*).

- E. Bowlby feels that the group is not sending a clear message to the Board when they are trying to propose a concept that is clear without the details of the other concepts. Feels that because this is a concept, the group should not be attaching regulations, TDRs and PDRs.
  - ❖ **Clarification made at the June 4, 2001 Interest Group meeting:** E. Bowlby stated that he had would like the statement to read as “the changes that are being made to concept D was not sending a clear message to the Board. And that the other proposals had details that we were readily trying to exclude from concept D.
- **Concept D Issues:**
  - ⇒ Julian and Borrego
  - ⇒ Pockets of parcelization exist where groundwater is abundant
  - ⇒ Design standards
  - ⇒ Increase density in core, increase 4.3. du/ac
  - ⇒ Too specific for “conceptual level”
  - ⇒ Concept D areas as “transfer” areas for TDRs
- **Modifications to Concept D:** Primarily Areas East of CWA Service Line and other Suitable Areas of Suitable Historic Rural Character
  - Village Core
    - #1 Delete last sentence of 1<sup>st</sup> bullet: ~~The location of this line may be altered...~~
    - #2 ~~New subdivisions will be at 4.3 du/ac or fewer...~~
    - #3 Hold
    - #4 ...commercial uses may be allowed where appropriate allowable by MUP...
    - #5 Delete and replace with Restricted expansion of roads
  - Rural Lands Outside Village Cores
    - #1 ...goal is to retain resources, agriculture, a rural appearance, and...
    - #2 Hold – Minimum parcel size density will be [80 / 160] acres
    - Add Hold – Use of PDR, TDR, and other mechanisms
- **Motion:** P. Pryde put forth the motion. K. Messer seconded the motion.
  - ⇒ Favored: 12
  - ⇒ Opposed: 1 (E. Bowlby)
  - ⇒ Abstained: 0

#### **Agenda Item V: Gap Analysis Presentation –**

- K. Messer handed out the *Gap Analysis for County General Plan Update*. She had stated that she had wanted to start making a stab at resource protection and to have the consultants be aware. We need to identify key areas from a resource point of view and give direction to the consultants to do the necessary background work. The first step is to do the mapping – map the lands that are in public ownership and put the management over it, add to that preserve status/lands, map the vegetation communities. Concerned that the tiers were proposed for west county lands and may not be appropriate for east county. Tom Oberbauer’s species model should have a way to incorporate that knowledge base in the process to identify where key linkages and corridors may be. The consultant should be allowed to meet with biological consultants to prioritize or perhaps, identify gaps and connections between public lands and preserve lands and develop general concept goals, then map the gaps. This is not a suggestion for doing anything about the gaps yet, this is just identifying the gaps to direct the consultant to do that in a rational way.
- E. Larson stated the confusion on #1, 1<sup>st</sup> bullet, 4<sup>th</sup> bullet (empty circle). K. Messer amended the bullet to be as its own bullet under #1.
- D. Silver stressed that the issues of the tiers was that the County has now is developed for the coastal parts so there is a different ecology and needs to be revised. K. Messer amended #1, 3<sup>rd</sup> bullet to *Vegetation communities, by “appropriate” Tier*.
- **Motion:** K. Messer moved to bring this forward to the Board to then be handed to the consultants.
  - ⇒ Favored: 11



- ⇒ Opposed: 0
- ⇒ Abstained: 2 (E. Larson and M. Johnson)

**Agenda Item VI: Transfer Development Rights Presentation/Discussion –**

- G. Piro and J. Whalen gave their presentations that are to serve as a lead in to further discussion. G. Piro will talk about the approaches used in other parts of the country, history, and state of the art. J. Whalen will discuss what has been done in the County of San Diego.
- G. Piro: As far as talking about what is going on in the country, there has been over 500,000 acres preserved through TDRs. Maryland, in the first two years of implementing it, they have gotten 49,000 acres in an area roughly the size of the County of San Diego. It has to do with putting conservation easements in rural areas and buying credits some place else. Wants to speak of Purchase Development Credits (PDC) and what is fundamentally different about this concept is to consider a rural area as a bank of credits so that gets rid of the traditional problems we have with saying that you are going to buy this back country lot, preserve it, and transfer all the density over here. With two different planning groups, it will never work in the County of San Diego since one is going to upzone and one is going to downzone. This deals with the situation of equity – you have on one hand where people are going to be receiving the density and on the other hand, those in the rural country do not have an expectation to build to density but they have a land value. The logical choice is that the people being upzone need to purchase it from those being downzoned. The problem with this is that a planning group will not like the idea of getting these units “dumped” on them. Some people are proposing of doing, in order to purchase the credits, you have to give something to the community area that is recipient. G. Piro stated that he believes that there is an amount of additional density that these groups will take if they know they are getting a significant amount of public open space. Most of these areas do not want more density because they see standard sprawl.
- D. Silver had requested to form a technical committee. This was agreed upon by the group.
- G. Piro had stated that this is an implementation tool. If there is going to be a receiving area, it has to be a part of the general plan because of the additional traffic and impacts in the upzoned area.
- J. Whalen: Discussed current project that he is doing here. Identified a piece of land that the City of San Diego agreed upon, however the clients and the City disagreed upon the land value. They were given the ability using the Planned Residential Development (PRD) permit to move the eight units off of the property in its entirety so there were no units left on the property at all. Found someone who had 4 acre zoning and could build about 100 units. If everything goes correctly, they will pay the \$1 million difference between what the City and they say the land is worth. It is all done through a discretionary permit. Public money is not spent in areas where we do not want anything built but instead gets spent where we are going to be transferring units or purchasing credits. It is like a redevelopment zone. Another thought, you have to take into account rich areas and poor areas. Also, that transfer should include, since they are deriving a benefit where they could not otherwise do it, so the actual seller should be providing some of the money to accomplish the incentives.
- E. Bowlby commented on G. Piro's comment on the receiving end will have to have design criteria. Very often that means some type of transit capability, especially when talking about high density, and the problem he has has to do with P. Pryde's proposal of *restricted expansion of roads* east of the CWA line.
- K. Scarborough stated that there might be some validity in a technical meeting. Volunteers include: G. Piro, M. Adams, J. Whalen, A. Elias, D. Silver, E. Bowlby, K. Messer, P. Pryde, and E. Larson. G. Piro and K. Messer were chosen to coordinate this meeting. E. Bowlby does not agree that the technical committee should spin off from the group. P. Tan had asked if the public would be able to attend this committee meeting. It was agreed upon.
- P. Pryde noted that when talking about the back country, it would seem that this would be the only implementing tool in the back country and there would be no downzoning. G. Piro mentioned that when appointed as the representative for “Save Our Land Values,” his tact is no re-zones but the group can discuss whether there are re-zones with it or not. P. Pryde stated that

he will not support this if downszoning is not going to be discussed because the County of San Diego has the right in the public interest to downzone.

**Staff Announcement –**

Aaron Barling presented the total number of lots that could be created as a result of active projects (excel file given at last meeting) – there are approximately 120 Tentative Maps that could create approximately 2700 new lots and 140 Tentative Parcel Maps could create approximately 400 lots. These are active projects in the DPLU tracking system.

**Agenda Item VIII: Public Comments –**

- Peng Tan – Feels that the group should stay to listen to public comments and that it would not be fair to shut out the idea of TDRs.
- Ruth Potter – Wanted to remind everyone that we are discussing a general plan when everyone wants to talk about implementation. As for tools, no one is talking about capital improvement. These should never be in a concept. Zoning is an issue that comes later and we should not be discussing zoning but rather densities.
- Patsy Fritz – Looking toward an area that expectations are not unfounded. If you want to win the process, carrots work better than sticks.
- Mike Thomitz – Feels that the group should listen to the public comments and though comments are also at the beginning of the meeting, the public cannot address what was discussed during the meeting until after the meeting. Stated that land use does not particularly involve jobs in the back country – the back country does not want jobs out there nor industrial. With regards to roads, he does not want the same number of lanes but rather a downgrade in classification so lanes cannot be added in the future. Supports concept D. Appalled by the Indian issue and believes that we need to find a solution to the severity of their development. With regards to MSCP and the gap analysis – does not understand how we cannot find the money and people to accomplish this and how we can do half of what these concepts say without MSCP.

**Next meeting –**

Scheduled for Monday, June 4, 2001 in the County Administration Center, 7<sup>th</sup> floor tower, 12:15 pm - 2:45 pm.